

From: aaron@urbanplaceconsulting.com
Subject: RE: link to check on certificate of occupancies
Date: April 11, 2016 at 5:06 PM
To: Mario Montez mario.montez@lacity.org



Hi Mario,

On the attached COO can you let me know what the total building sq footage is (not counting the basement)?

Thanks,
Aaron

Aaron Aulenta
Urban Place Consulting Group
aaron@urbanplaceconsulting.com

----- Original Message -----

Subject: Re: link to check on certificate of occupancies
From: Mario Montez <mario.montez@lacity.org>
Date: Mon, April 04, 2016 12:50 pm
To: Aaron Aulenta <aaron@urbanplaceconsulting.com>

Here's the link: <http://ladbsdoc.lacity.org/idispublic/>

On Mon, Apr 4, 2016 at 11:53 AM, <aaron@urbanplaceconsulting.com> wrote:

Hi Mario,

Several months ago I think you had sent me a link to check on the status of a new buildings certificate of occupancy.
Can you send that my way again?

Thanks,
Aaron

Aaron Aulenta
Urban Place Consulting Group
aaron@urbanplaceconsulting.com



{5792028C-0766-4713-8D13-5E98...637F8}.pdf

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER LA [REDACTED]

41 [REDACTED]
BU [REDACTED] 91505

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

CERTIFICATE:	Issued-Valid	DATE:
BY: HENRY L BAGHDASSARIAN		01/21/2016
GREEN - MANDATORY		

SITE IDENTIFICATION
ADDRESS: 5077 N LANKERSHIM BLVD 1-156 91601

<u>TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>CO. MAP REF #</u>	<u>PARCEL PIN</u>	<u>APN</u>
VISSER'S SUBDIVISION OF A PORTION OF BLK 170 OF THE		4		M B 11-105	171B173 924	2353-010-014

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT NEW 156 UNIT APARTMENT BUILDING WITH FIRST FLOOR RETAIL AND PARKING AND A TWO LEVEL BASEMENT PARKING GARAGE (ZA-2007-2898-ZV-ZAA-PA1) This certificate corrects one issued on 10/30/2015 to apply a correction/inventory .

<u>USE</u>	<u>PRIMARY</u>	<u>OTHER</u>
	Apartment	Garage - Private Garage - Public Retail

PERMITS
08010-10005-01500 | 08010-20000-01500 |

<u>STRUCTURAL INVENTORY</u>	<u>CHANGED</u>	<u>TOTAL</u>
ITEM DESCRIPTION		
Basement	2 Levels	2 Levels
Dwelling Unit	156 Units	156 Units
Floor Area (ZC)	171615 Sqft	171615 Sqft
Height (ZC)	78.2 Feet	78.2 Feet
Length	369.55 Feet	369.55 Feet
Mezzanine	1 Levels	1 Levels
NFPA-13 Fire Sprinklers Thru-out		
Stories	5 Stories	5 Stories
Type I-A Construction		
Type V-A Construction		
Width	170.5 Feet	170.5 Feet
B Occ. Group	2454 Sqft	2454 Sqft
M Occ. Group	11162 Sqft	11162 Sqft
R2 Occ. Group	157999 Sqft	157999 Sqft
S2 Occ. Group	118228 Sqft	118228 Sqft
Parking Req'd for Site (Auto+Bicycle)	330 Stalls	330 Stalls
Provided Compact for Site	139 Stalls	139 Stalls
Provided Disabled for Site	10 Stalls	10 Stalls
Provided Standard for Site	206 Stalls	206 Stalls
Total Provided Parking for Site	352 Stalls	352 Stalls



APPROVAL

CERTIFICATE NUMBER: 113359
 BRANCH OFFICE: VN
 COUNCIL DISTRICT: 2
 BUREAU: INSPECTN
 DIVISION: BLDGINSF
 STATUS: CofO Corrected
 STATUS BY: HENRY L BAGHDASSARIAN
 STATUS DATE: 01/21/2016

APPROVED BY: HENRY L BAGHDASSARIAN
 EXPIRATION DATE:

<u>PERMIT DETAIL</u>			
PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
08010-10005-01500	5077 N Lankershim Blvd 1-156	Supplemental to Permit # 08010 - 20000 - 01500 to revise layout.	Permit Finalized - 10/29/2015 TIMOTHY N KEY
08010-20000-01500	5077 N Lankershim Blvd 1-156	(N) 5 Story Mixed-Use Building per ZA-2007-2898-ZV-ZAA-PA1: 4 Stories, Type V-A, 156 unit, Fully-Sprinkled Apartment on top of Type I Garage and Retail over 2 levels of underground parking.	CofO Corrected - 01/21/2016 HENRY L BAGHDASSARIAN

<u>PARCEL INFORMATION</u>		
Area Planning Commission: South Valley	Census Tract: 1254.01	Certified Neighborhood Council: Mid-Town North Hollywood
Community Plan Area: North Hollywood - Valley Village	Council District: 2	District Map: 171B173
Earthquake-Induced Liquefaction Area: Yes	Energy Zone: 9	Fire District: 2
LADBS Branch Office: VN	Lot Cut Date: 05/05/1930	Lot Cut Date: PRIOR-06/01/1946
Lot Type: CORNER THROUGH	Near Source Zone Distance: 3.2	Thomas Brothers Map Grid: 562-J3
Zone: C4-1-CA	Zone: R4-1-CA	

<u>PARCEL DOCUMENT</u>		
Affidavit (AFF) 20071266339	Affidavit (AFF) 20090796651	Affidavit (AFF) 20090796652
Affidavit (AFF) AFF-4268	Affidavit (AFF) AFF-58306-CC	Affidavit (AFF) AFF-6126
City Planning Cases (CPC) CPC-1986-446-GPC	City Planning Cases (CPC) CPC-1994-42-SUD	City Planning Cases (CPC) CPC-2003-3256-ICO
Community Development Block Grant (CDBG) SEZ-Los Angeles State Enterprise Zone	Community Redevelopment Area (CRA) ZI 1048 N HOLLYWOOD	Historical Cultural Monument (HCM) LA: Historic monument under consideration
Modification Dated: (MODF) 12/09/2009 (PLN CHK EXT)	Modification Dated: (MODF) 12/5/2012	Modification Dated: (MODF) 6/13/2012
Modification Dated: (MODF) 6/7/2010	Ordinance (ORD) ORD-162937	Ordinance (ORD) ORD-165108-SA5950
Ordinance (ORD) ORD-170549	Ordinance (ORD) ORD-175631	Rent Stabilization Ordinance (RENT) YES
Zoning Administrator's Case (ZA) ZA-15250	Zoning Administrator's Case (ZA) ZA-1984-616-ZV-CUZ	Zoning Administrator's Case (ZA) ZA-1986-374-ZV
Zoning Administrator's Case (ZA) ZA-1988-18-ZV	Zoning Administrator's Case (ZA) ZA-1996-758-CUZ	Zoning Information File (ZI) ZI-1048 North Hollywood Redevelopment Project
Zoning Information File (ZI) ZI-1117 MTA Project	Zoning Information File (ZI) ZI-2374 Los Angeles State Enterprise Zone	

<u>CHECKLIST ITEMS</u>		
Attachment - Plot Plan	Fabricator Reqd - Glued-Laminated Timber	Fabricator Reqd - Shop Welds
Fabricator Reqd - Structural Steel	Special Inspect - Anchor Bolts	Special Inspect - Concrete>2.5ksi
Special Inspect - Field Welding	Special Inspect - Masonry	Special Inspect - Shotcrete
Special Inspect - Structural Observation	Std. Work Descr - Seismic Gas Shut Off Valve	Storm Water - NOI/SWPPP-1 acre and greater
Storm Water - SUSMP		

<u>PROPERTY OWNER, TENANT, APPLICANT INFORMATION</u>		
<u>OWNER(S)</u>		
La [REDACTED]	4 [REDACTED]	BU [REDACTED]
<u>TENANT</u>		
<u>APPLICANT</u>		
Relationship: Agent for Owner		(8) [REDACTED]

<u>BUILDING RELOCATED FROM:</u>

<u>(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION</u>					
NAME	ADDRESS	CLASS	LICENSE #	PHONE #	
(A) Boivin, Alan	21066 Colina Drive, Topanga, CA 90290	NA	C9528		
(C) Verdugo Management & Investment Inc	4116 West Magnolia Boulevard, #203 Burbank, CA 91505	B	707327	(818) 841-4448	
(C) Verdugo Management & Investment Inc	4116 West Magnolia Boulevard, #203 Burbank, CA 91505	B	707327	(818) =84-1=44	
(E) Brooks, Richard Joseph	3300 Lewis Avenue, Signal Hill, CA 908074706	NA	L5052		
(E) Dejbani, Masoud	17200 Ventura Blvd 213, Encino, CA 91316	NA	S2521		
(E) Zweigler, Robert Ingraham	1461 E. Chevy Chase Dr. #200, Glendale, CA 91206	NA	GE2120		

<u>SITE IDENTIFICATION-ALL</u>
ADDRESS:
5077 N LANKERSHIM BLVD 1-156 91601

<u>LEGAL DESCRIPTION-ALL</u>							
TRACT	BLOCK	LOT(s)	ARB	CO.MAP REF #	PARCEL PIN	APN	
VISSER'S SUBDIVISION OF A PORTION OF BLK 170 OF THE		4		M B 11-105	171B173 924	2353-010-014	
VISSER'S SUBDIVISION OF A PORTION OF BLK 170 OF THE		5	1	M B 11-105	171B173 943	2353-010-014	
VISSER'S SUBDIVISION OF A PORTION OF BLK 170 OF THE		5	2	M B 11-105	171B173 982	2353-010-015	
VISSER'S SUBDIVISION OF A PORTION OF BLK 170 OF THE		5	3	M B 11-105	171B173 983	2353-010-016	